

116.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

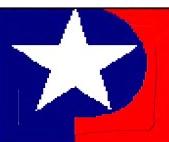
672,000 / 672,000

USE VALUE:

672,000 / 672,000

ASSESSED:

672,000 / 672,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CYPRESS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SOURI MOHAMMAD	
Owner 2: ALAN MARJANSADAT	
Owner 3:	

Street 1: 19 CYPRESS RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: GRANT KAREN/TRUSTEE OF THE -	
Owner 2: MORAN FAMILY TRUST -	

Street 1: 19 CYPRESS RD	
Twn/City: ARLINGTON	
StProv: MA	Cntry:

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains 4,885 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	14 CPA
	Topo
	1 Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

101	One Family	4885	Sq. Ft.	Site	0	70.	1.16	6														
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4885.000	274,900	500	396,600	672,000		74877
							GIS Ref
							GIS Ref
							Insp Date
							11/12/18

PREVIOUS ASSESSMENT								Parcel ID	116.0-0006-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,100	500	4,885.	396,600	672,200	672,200	Year End Roll	12/18/2019
2019	101	FV	219,200	0	4,885.	390,900	610,100	610,100	Year End Roll	1/3/2019
2018	101	FV	219,200	0	4,885.	300,300	519,500	519,500	Year End Roll	12/20/2017
2017	101	FV	219,200	0	4,885.	283,300	502,500	502,500	Year End Roll	1/3/2017
2016	101	FV	219,200	0	4,885.	260,600	479,800	479,800	Year End	1/4/2016
2015	101	FV	207,000	0	4,885.	243,600	450,600	450,600	Year End Roll	12/11/2014
2014	101	FV	207,000	0	4,885.	224,400	431,400	431,400	Year End Roll	12/16/2013
2013	101	FV	207,000	0	4,885.	224,400	431,400	431,400		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANT KAREN/TRU	73205-416	1	8/30/2019	Estate/Div	560,000	No	No	4	
MORAN JOHN M JR	62957-27		11/20/2013	Convenience	10	No	No		
	11362-401		7/25/1967			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/12/2018		MEAS&NOTICE							HS			Hanne S					
12/3/2008		Meas/Inspect							345			PATRIOT					
2/10/2000		Meas/Inspect							263			PATRIOT					
1/1/1982									CM								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:													
GENERAL INFORMATION				OthrFix:	Rating:	RESIDENTIAL GRID														
Grade: C - Average				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1												
Year Blt: 1915	Eff Yr Blt:			Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:			A Kits:	Rating:	Other														
Jurisdct:	Fact: .			Frl:	Rating:	Upper														
Const Mod:				WSFlue:	Rating:	Lvl 2														
Lump Sum Adj:				CONDOS INFORMATION				Lvl 1												
INTERIOR INFORMATION				Floor:				Lower												
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 8 - Plyw Panel	40%	% Own:				Totals	RMS: 6	BRs: 4	Baths: 1	HB								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	40%	Name:				REMODELING				RES BREAKDOWN								
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	DEPRECIATION	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRs	FL								
Insulation: 2 - Typical	Int vs Ext: S	NBHD Inf: 1.00000000	Heat Fuel: 1 - Oil	Functional:	Functional:	%	%	Interior:	1	6	4									
Heat Type: 5 - Steam	# Heat Sys: 1	NBHD Mod:	% Heated: 100	Economic:	Economic:	%	%	Additions:												
% Com Wall	% AC:	LUC Factor: 1.00	Solar HW: NO	Special:	Special:	%	%	Kitchen:												
		Adj Total: 398437	Central Vac: NO	Override:	Override:	%	%	Baths:												
		Depreciation: 123516	% Sprinkled:	Total:	31	%		Plumbing:												
		Depreciated Total: 274922						Electric:												
								Heating:												
								General:												
CALC SUMMARY				COMPARABLE SALES				Totals				1	6	4						
Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price												
Size Adj.: 1.26403499																				
Const Adj.: 0.97020501																				
Adj \$ / SQ: 159.429																				
Other Features: 70000																				
Grade Factor: 1.00																				
NBHD Inf: 1.00000000																				
NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val														
LUC Factor: 1.00																				
Adj Total: 398437				Juris. Factor:		Before Depr:	159.43													
Depreciation: 123516				Special Features:	0	Val/Su Net:	85.03													
Depreciated Total: 274922				Final Total:	274900	Val/Su SzAd:	160.76													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0006-0016.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500		500			
More: N	Total Yard Items:	500	Total Special Features:		Total:	500														

The sketch shows a rectangular property with a total width of 32' and a depth of 25'. The front facade is 16' wide. The rear section is labeled 'FFL BMT (150)'. The left side contains a garage ('GAR (264)'), a patio ('PAT'), and a second floor ('SFL'). The right side contains a first floor ('FFL BMT (800)'). Internal rooms include a living room ('L'), dining ('D'), kitchen ('K'), and a central hall ('H'). A back door ('O') is also indicated.

IMAGE

A photograph of a two-story residential building. The house has a light-colored, possibly vinyl or horizontal siding, exterior. It features a prominent front entrance with a glass door, a balcony on the upper level, and a single-car garage attached to the side of the house. The property is surrounded by a low stone wall and some landscaping.

AssessPro Patriot Properties, Inc